



October 18, 2023

Mr. Damian Newell  
Wellington  
Planning, Zoning & Building Department  
12300 W. Forest Hill Boulevard  
Wellington, FL 33414

**Re: Lotis 1 Master Plan - #PTC23-0011.1  
2023-0002-MPA**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment Application for the above referenced project. The Traffic Equivalency Statement completed by JFO Group dated July 26,2023, was reviewed. The project is summarized below:

Land Use	Scenario 1	Scenario 2
Quality Restaurant (Indoor & Outdoor)	30,805 SF	42,043 SF
Retail	21,209 SF	11,386 SF
Medical Office	50,000 SF	50,000 SF
Professional Office	13,203 SF	13,203 SF
Public Park	0.25 Acre	0.25 Acre
Multifamily Residential Low Rise	226 DUs	226 DUs
Multifamily Residential Mid Rise	152 DUs	152 DUs

**New Daily Trips:** 5,297 (Scenario 1); 5,672 (Scenario 2)

**New Peak Hour Trips:** AM: 154 In, 133 Out, 287 Total (Scenario1); 151 In, 133 Out, 284 Total (Scenario 2)  
PM: 247 In, 233 Out, 480 Total (Scenario1); 268 In, 237 Out, 505 Total (Scenario 2)

The analysis has demonstrated that the proposed development generates equivalent or less peak hour trips as compared to the approved trips in Resolution 2022-12. We recommend that the following condition of approval be added:

1. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.

Please contact me by phone or at [atrounman@pindertroutman.com](mailto:atrounman@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,

Andrea M. Troutman, P.E.  
President